

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Fresno

REQUEST FOR RELEASE OF FUNDS

On or about November 14, 2025, the City of Fresno will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) Program funds under Title I of the Housing and Community Development Act of 1974, as amended, and HOME Investment Partnerships (HOME) Program funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended to undertake a project entitled Blackstone Senior Housing Project which consists of the construction of a high-density development designed and built in harmony with an upcoming 30,000 square foot Senior Center. Once completed, the project will provide low-income seniors, aged 62 and above, earning no greater than 80% of area median income, with new housing opportunities within a pedestrian-oriented neighborhood with direct access to existing transportation, retail, entertainment, and community services. It is proposed that the apartments will face Blackstone Avenue and contain an on-site community center and up to 100 one- and two-bedroom apartments serviced by an elevator. One unit within the complex will be reserved for an on-site property manager. The proposed project also includes permanent relocation of the retail tenants, demolition of the vacant strip mall, on-site parking to conform with the city parking requirements including handicapped accessible spaces, and a solar grid to help offset electrical costs and reduce greenhouse gas emissions with the goal of attaining net zero energy. In addition, the project proposes to include new or replacement infrastructure, street lighting, storm drains, curb, gutter, sidewalk, driveway approach, and accessible access. The proposed Blackstone Senior Housing Project will be located at 4323 N. Blackstone Avenue, Fresno, CA 93726 (APN: 426-253-19).

The estimated project cost is \$60,000,000, of which the City of Fresno is proposing to use up to \$580,300 in CDBG Program funding and up to \$4,611,600 in HOME Program funding. The balance of funds may come from several non-federal sources including Low-Income Housing Tax Credits, construction loan, deferred developer fees, Bonds, and available State funding.

FINDING OF NO SIGNIFICANT IMPACT

The City of Fresno has determined that the Blackstone Senior Housing project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Fresno City Hall, Community Development Division, 2600 Fresno Street, Room 3065, Fresno, CA 93721 (Attn.: Corrina Nunez) and may be examined or copied on weekdays from 8:00 A.M. to 5:00 P.M. An electronic version may also be obtained by email request to: corrina.nunez@fresno.gov.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Fresno City Hall, Community Development Division, 2600 Fresno Street, Room 3065, Fresno, CA 93721 (At.: Corrina Nunez) or by email to: corrina.nunez@fresno.gov. All comments received by November 14, 2025, at 5:00 P.M. will be considered by the City of Fresno prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Fresno certifies to HUD that Georgeanne A. White in her capacity as City Manager consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Fresno to use HUD CDBG and HOME Program funds for the Blackstone Senior Housing Project.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Fresno's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Fresno; (b) the City of Fresno has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD San Francisco Field Office, Region IX, at One Sansome Street, Suite 1200, San Francisco, CA 94104 or by email at RROFSFRO@hud.gov and Christian.D.Anderson@hud.gov. Potential objectors should contact the HUD San Francisco Field Office via email at RROFSFRO@hud.gov and Christian.D.Anderson@hud.gov to verify the actual last day of the objection period.

Georgeanne A. White, City Manager, Certifying Officer
City of Fresno
2600 Fresno Street
Fresno, CA 93721-3605